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# INDUSTRIAL LAND LAND INVENTORY

METROPOLITAN AREA beyond edmonton city limits

**EDMONTON REGIONAL PLANNING COMMISSION** 

**NOVEMBER 30,1972** 



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# INDUSTRIAL LAND INVENTORY PETROPOLITAN AREA

MORTHWEST AND SOUTHEAST INDUSTRIAL AREAS,
BEYOND THE CITY LIMITS, WITH A SUMMARY OF
THE TOTAL INDUSTRIAL LAND COUNT OF THE
CITY OF EDMONTON

E.R.P.C. - Nov. 30, 1972

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# FOREWORD

This report is prepared as a complement to the report prepared by the City Planning Department. The 1972 information available from the City is used in a synopsis. It is planned that this report will be up-dated periodically.

# C. P. Dan

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#### INTRODUCTION

Staff have prepared information on the Metropolitan Edmonton area in order to more clearly estimate the relative availability of zoned Industrial land beyond the city limits. The following data was compiled relating to the northwest and southeast industrial areas.

### NETHODOLOGY

Initial data was collected from a combination of sources including aerial photography, actual field survey and Commission office records. A further search of land ownership through county tax records was made for the southeast industrial area so that a more accurate estimate could be made of land available for new development and of land owned by existing industries for possible future expansion of those industries. The availability of these lands is difficult to determine without personal interviews with the owners of the land. Unless intensive research is carried out in this manner and records are kept current, it will be difficult to obtain and maintain accurate statistics of this nature.

Existing office records were used in locating the rights-of-way of existing utilities. The quarter section was used as the basic measure in determining whether or not a parcel was serviced by a specific utility, i.e. if a quarter section had a utility right-of-way lying parallel to one of its sides then the whole of the quarter section was considered to be serviced by that utility, and every parcel within that quarter section was also

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considered to be serviced by that utility. If a utility right-of-way cut diagonally through a quarter section, the whole of that quarter section was considered to be serviced by that utility.

The use of these criteria for servicing is based on the fact that there is a continuing demand for larger parcels for industrial uses as well as a demand for fully serviced industrial parks with smaller parcels. Therefore, the availability of services at the perimeter of a 1/4 section is considered adequate.

In respect to industrial parks, it should be emphasized that there are only three such projects in evidence, beyond the City of Edmonton boundaries at this time. These are as follows:

- Northwest Area (1) Part of Sections 14 and 23, Township 53

  Range 25, West of the 4th Meridian

  (partially developed)
- Southeast Area (1) Northeast 1/4 Section 30, Township 52,

  Range 23, West of the 4th Meridian

  (a proposal has been approved but at

  present is not complete)
  - (2) West 1/2 Section 36, Township 52, Range 24, West of the 4th Heridian (a proposal has been approved in principle only)

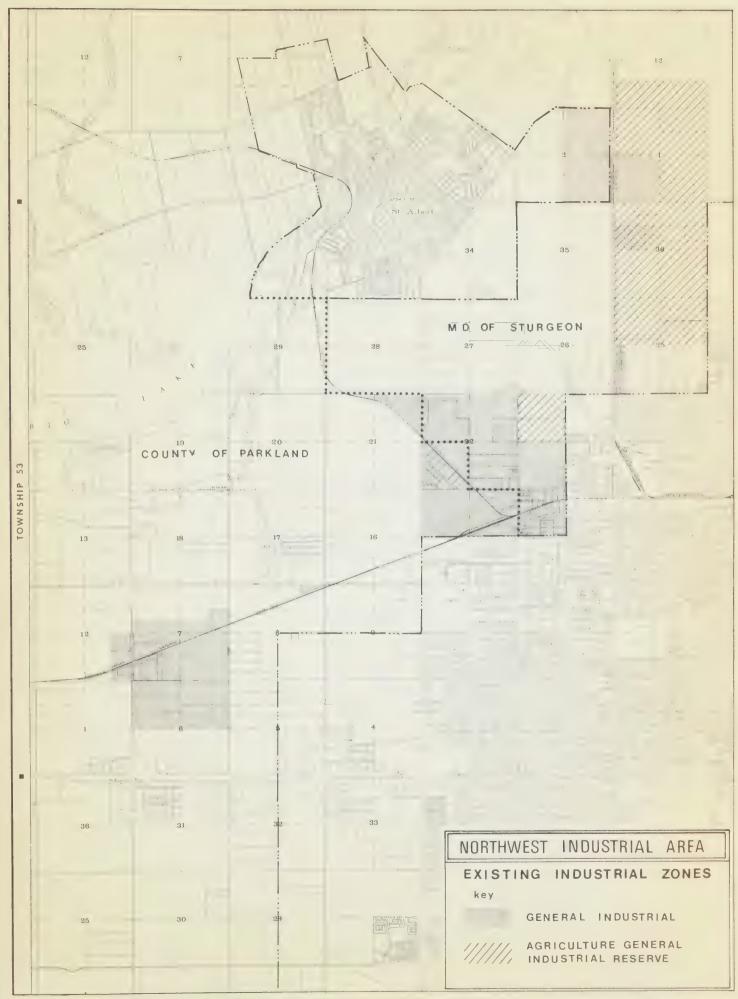
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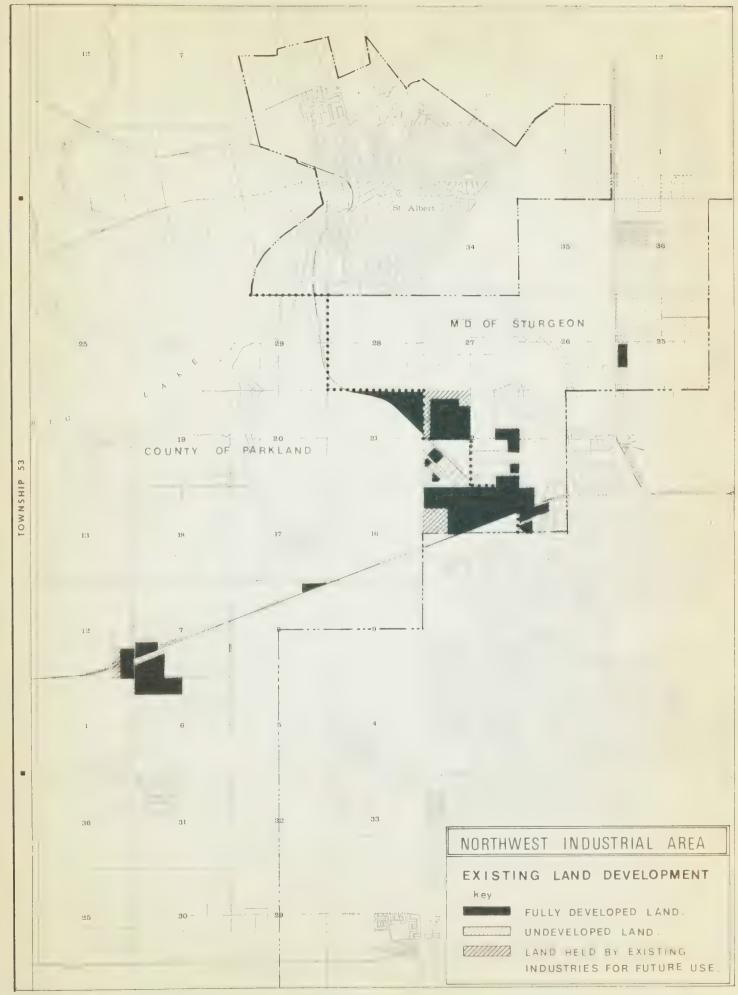
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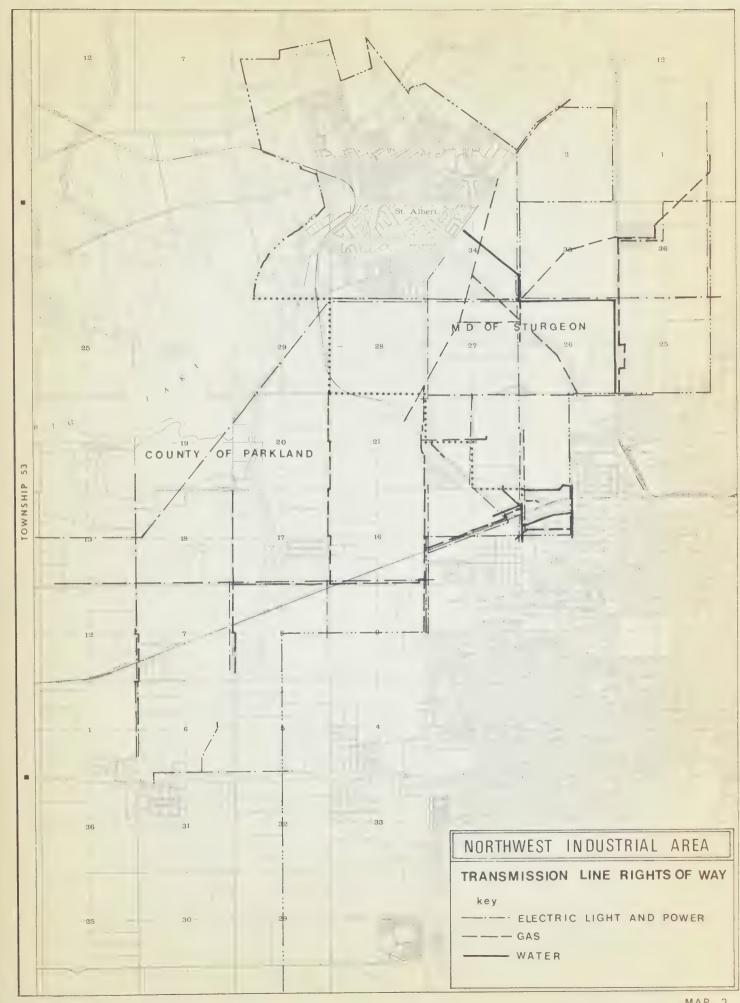
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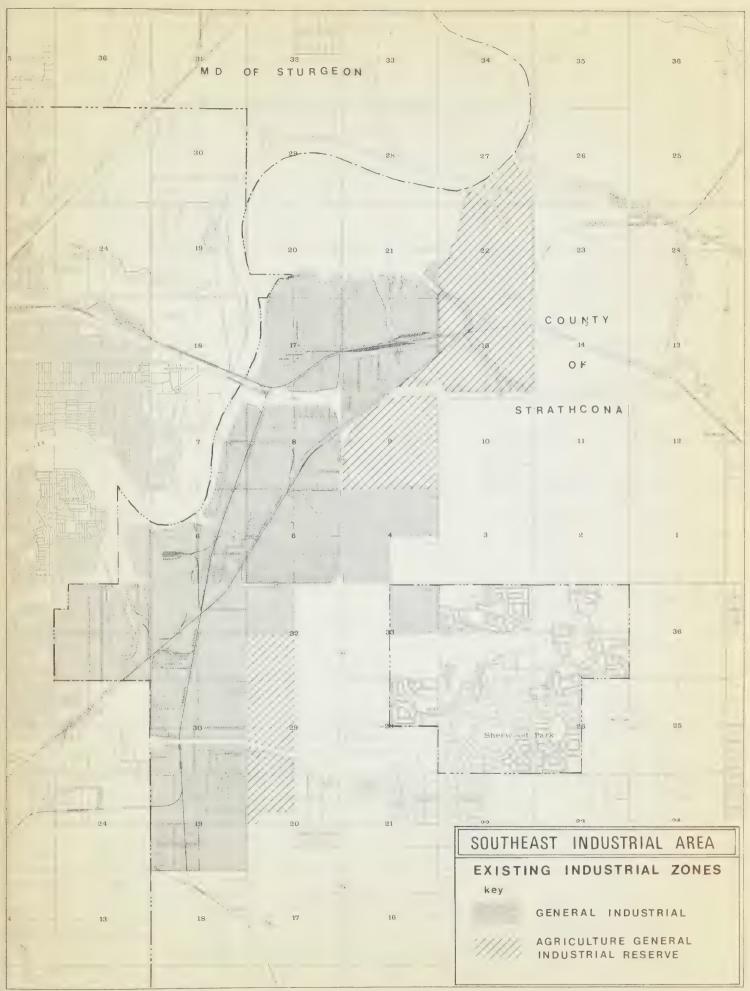




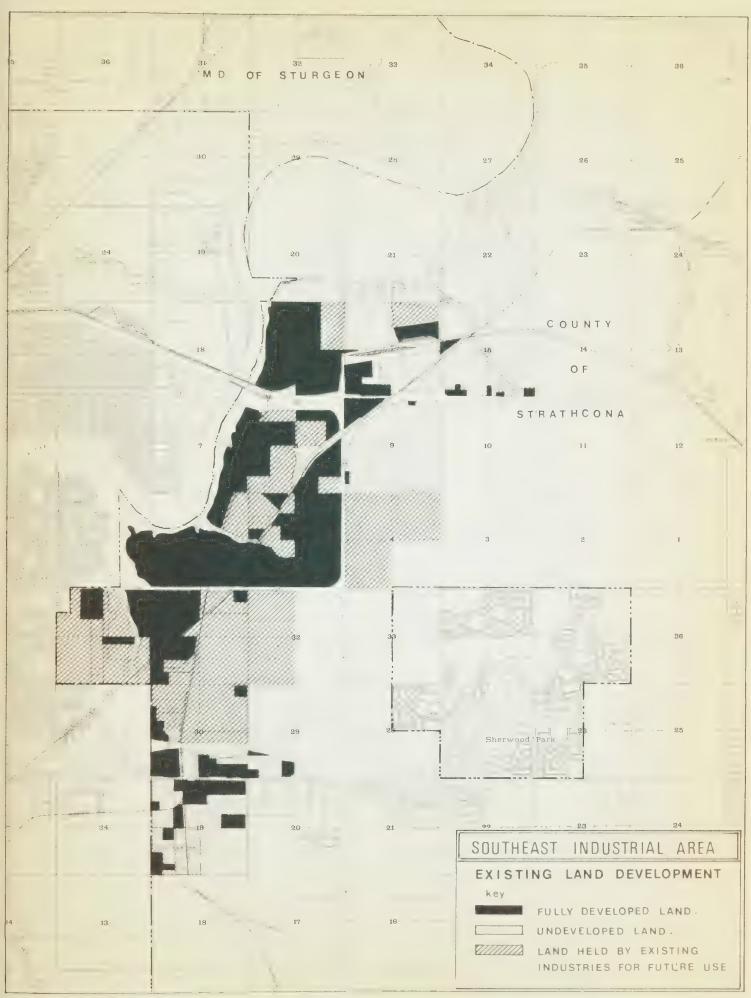




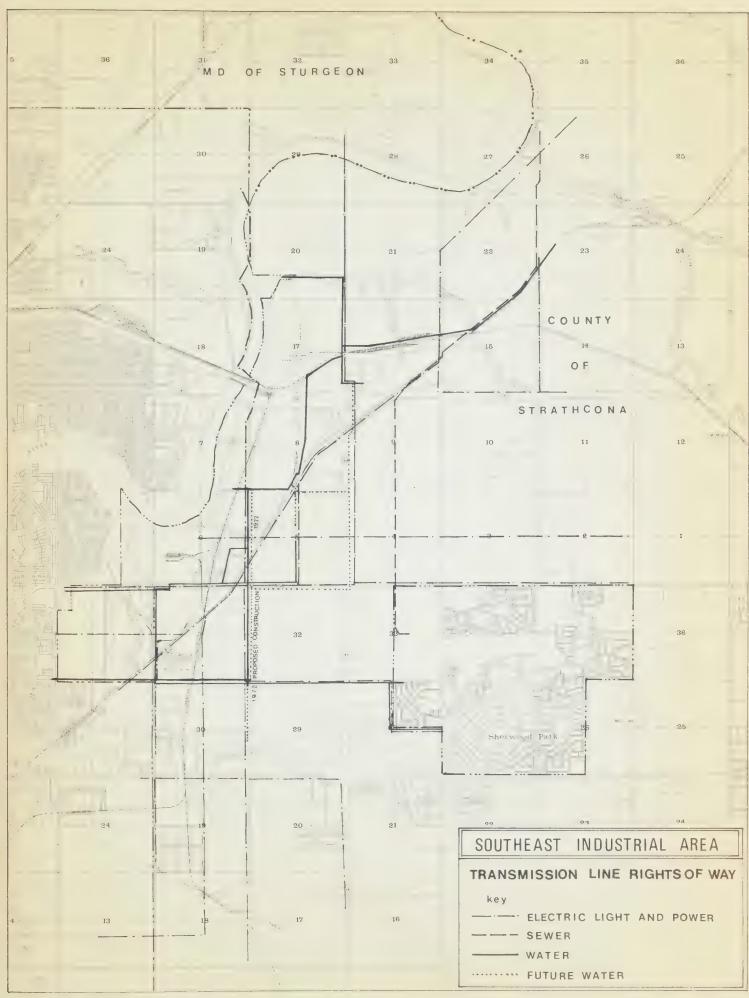




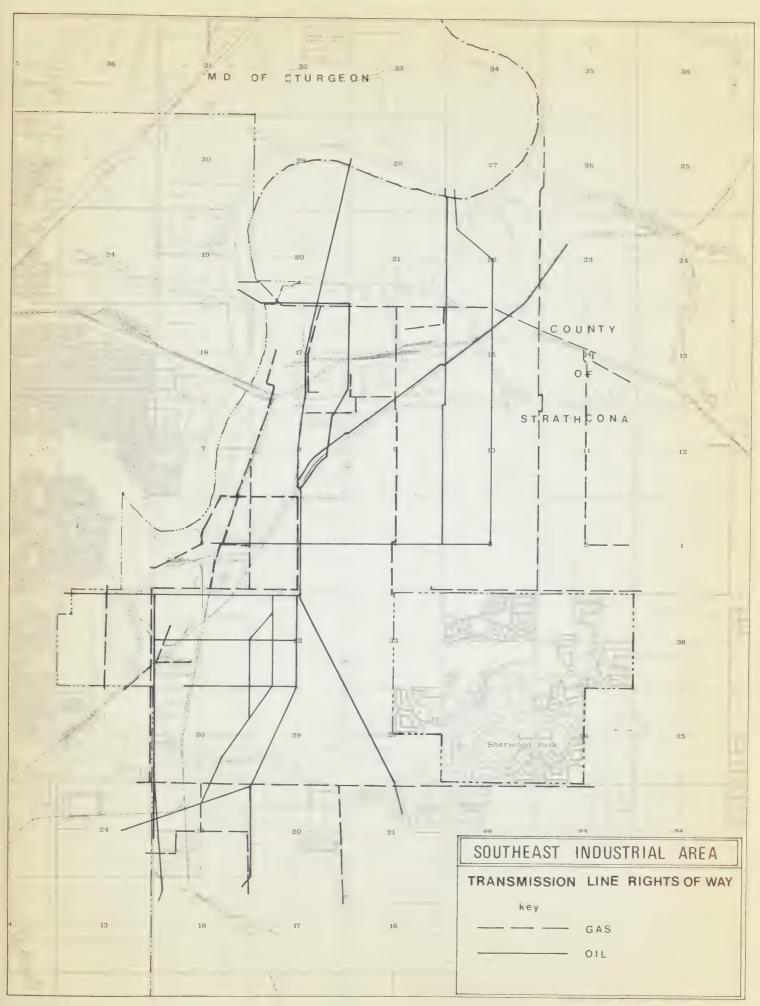




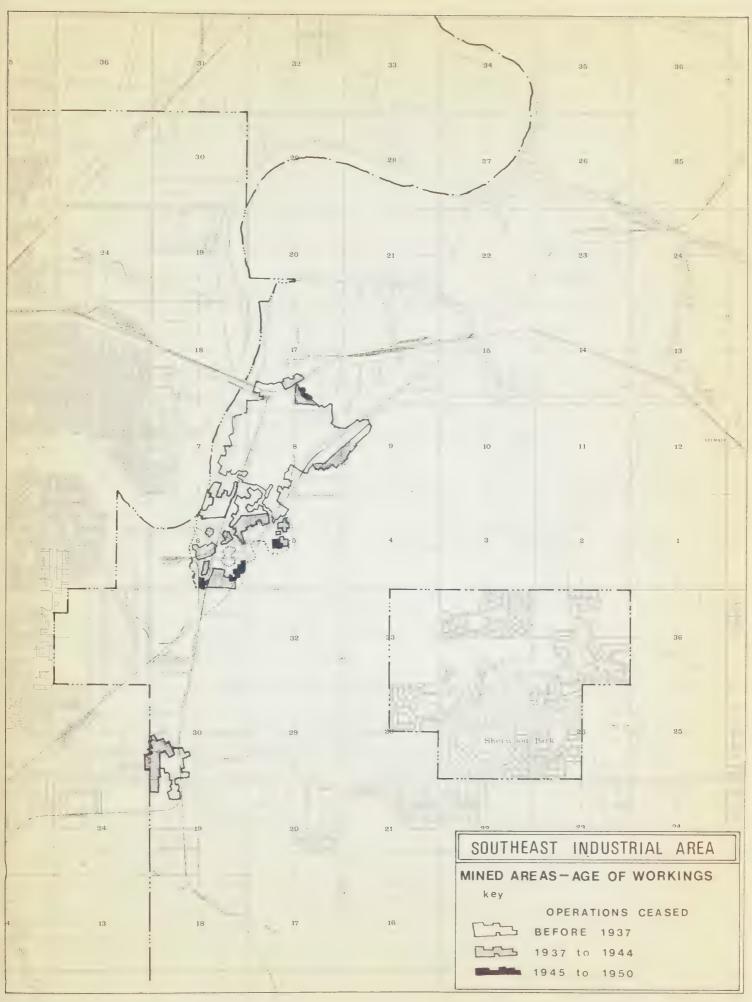














#### OBSERVATIONS

Table I is a summary of the existing industrial zoned land that lies within the northwest and the southeast industrial areas of the metropolitan plan. The registered parcels are tabulated according to size and location within their respective municipalities. The numbered sheets (1 to 5) following Table I show the number and size range of existing parcels along with their development stage i.e. developed, undeveloped or held for purposes of expansion by existing industries.

There is within the study area beyond the city limits a total of approximately 13,000 acres of designated industrial land, 67% or 8,700 acres of which are zoned "General Industrial" while the remaining 33% or 4,300 acres are zoned Agriculture "General Industrial Reserve."

The northwest industrial area total has 4,300 acres of industrial land; 58% or 2,500 acres of which is zoned "General Industrial."

The count within the southeast industrial area shows a total of 8,600 acres of industrial land; 72% or 6,200 acres of which is zoned "General Industrial."

Table II provides a summary of the total number of undeveloped industrial parcels located within the northwest and the southeast industrial areas of the metropolitan plan. These parcels are tabulated according to location within a municipality and zone and size range of the parcels. The numbered sheets (1 - 5) following Table II show the undeveloped industrial parcels tabulated according to their location within their respective municipalities along with a record of utilities (if any) adjacent to them.

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1987年,1987年,1988年(1982年),1987年,1987年,1987年,1987年,1987年,1987年,1987年,1987年,1987年,1987年,1987年,1987年,1987年,1987年,1

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1997年,1998年,1994年,1994年(1997年)

The undeveloped industrial acreages, located within the two industrial areas under study, total about 6800 acres with slightly more than 50% or 3500 acres located within the northwest industrial area. This figure includes 320 acres that are located within the easterly boundary of the Town of St. Albert. The 6800 acres of undeveloped industrial land is made up of 208 parcels ranging in size from greater than 1 acre to less than 160 acres.

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INDUSTRIAL PARCEL COUNT METROPOLITAN EDMONTON (beyond City Limits)

SUMMARY OF TOTAL INDUSTRIAL LAND

TABLE I

CI 1266.0 / 52	NORTHERET TABLESTAL				NUMBER	R OF PARCELS	rs		
Cone   Acres/Parcels   O-5   5-10   10-20   20-40   40-80     Cole   1266.0   52   12   16   7   4   9     Cole   1266.0   52   12   16   7   4   9     Cole   1277.0   79   53   10   2   10   1     Cole   1277.0   79   53   10   10   1     Cole   1277.0   79   53   6   2     Cole   1277.0   79   53   6   10   1     Cole   1277.0   79   53   6   10   1     Cole   1277.0   79   53   6   6     Cole   1277.0   79   78   78   78   78   78     Cole   1277.0   78   78   78   78   78     Cole   1277.0   78   78   78   78   78     Cole   1277.0   78     Cole	TOTAL TANGET				SIZ		AC		
nd GI 1266.0 / 52	Location	Zone	Acres/Parcels	05	5-10	10-20	20-40	40-80	80+
Tet GI 948.0 / 74 49 10 3 6 2  AGIR 1777.0 / 79 53 61 2 2 10 1  AGIR 1777.0 / 79 53 61 26 10 10 11  AGIR 2534.0 / 128 61 26 10 10 11  AGIR 1255.0 / 23 3 3 6 6 6  AGIR 2268.0 / 78 42 57 7 10 5  AGIR 2668.0 / 114 57 16 77 3 3 20 4  AGIR 2268.0 / 114 57 16 73 3 3 7 20 4  AGIR 2268.0 / 124 11 1 3 3 3 7 20 4  AGIR 2423.0 / 44 115 116 11 16 6 3 3 77	County of Parkland	GI	\	12	16	7	7	6	4
GI 320.0 / 2   11   12   12   12   13   14   15   15   16   16   17   17   17   10   17   17   10   17   17	M.D. of Sturgeom	GI AGIR	\\	49	10	m 7	10	7 1	4
GI 2534.0 / 128 61 26 10 10 11 11 11 11 11 11 11 11 11 11 11	Town of St. Albert	IĐ	\			To the state of th			2
GI 1295.0 / 23 3 3 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	TOTAL NORTHWEST INDUSTRIAL AREA	GI AGIR		61	26	10	100	=======================================	13
GI 1295.0 / 23	SOUTHEAST INDUSTRIAL (County of Strathcona)								
GI 2268.0 / 78 42 5 7 10 5 AGIR 2668.0 / 114 57 16 7 20 4 AGIR 578.0 / 12 1102 24 14 36 15 AGIR 2423.0 / 44 15 15 15	North of Highway #16	GI AGIR	\ \	111	m		9	9 8	2
GI 2668.0 / 114 57 16 7 20 4 AGIR 578.0 / 12 1 1 3 2 2 GI 6231.0 / 215 102 24 14 36 15 AGIR 2423.0 / 44 15 15 1 6 3 7	Between Highways #16 & 16A	GIAGIR		42	5	7	10	2 7	9 6
GI 6231.0 / 215 102 24 14 36 15 AGIR 2423.0 / 44 15 1 6 3 7	South of Highway #16A	GI AGIR		57	16 1	3	33	7 7	10
	TOTAL SOUTHEAST INDUSTRIAL AREA	GI AGIR		102	24	14	36	15	24



SHEET 1

COUNTY OF PARKLAND				Z	UMBER O	NUMBER OF PARCELS	LS			ACREC	
				S	ZE RANG	SIZE RANGE IN ACRES	RFS			POWED	
1/4 Sec.	Zone	Acres/Parcels	0-5	5-10	10-20	5-10 10-20 20-40 40-80	40-80	+08	Developed*	Developed* Undeveloped Expansion	Expansion
-	CI	7 / 0.99		г	2	Н			38.0	28.0	12.0
NE 7	IĐ	\				2				45.0	
NW 7	IS	40.0 / 1					-			40.0	
	IS	155.0 / 1						7		155.0	
SW 7	GI.	138.0 / 9		7	7		-	-	57.0	81.0	
	CI	160.0 / 2						2		160.0	
	CI	160.0 / 3					3		54.0	106.0	
	CI	14.0 / 1			-				14.0		
	ID	67.0 / 1					-		67.0		
NW 21	IS	4.0 / 1	Н						4.0		4.0
	CI	129.0 / 20	6	10					15.0	114.0	
	IS	132.0 / 6	2	П		Н	2		0.66	33.0	
NW 15	GI	156.0 / 1						П	156.0		0.09
The state of the s	many party barry		1		]	t,		-   -			
	TOTAL	1266.0 / 52	12	16	7	7	6	4	504.0	762.0	0.92

\*Includes Expansion Area



SHEET 2

7							Z	NUMBER OF	F PARCELS	S			C 4	
и. П.	OF STO	STURGEON					SI	ZE RANG	SIZE RANGE IN ACRES	ES			ACKES	
TWP.	RGE.	M4M	1/4 Sec.	Zone	Acres/Parcels	0-0	5-10	10-20	20-40	08-04	#08 +08	Developed*	Undeveloped	Expansion
53	25	M4M	NW 14	IĐ	34.0 /	31	4	2				0.84	0.90	
			2	I O.	55.0 /						-		S	
			SE 22	GI	/ 0-	9	4	-	2	1		34.0	120.0	
				CI	60.				2	Н	П	20.0	140.0	
			NW 22	CI	55.0 /		٦		2		1	155.0		0.09
			7	CI	/ 0.0	1.2	1					19.0	11.0	
			NW 36	AGIR	/ 0.	52		2	2				160.0	
			C	AGIR	/ 0.				ന		Н		160.0	
			$\sim$	AGIR	/ 0.						2		160.0	
			SE 36	AGIR	/ 0:						<u>-</u> 1		160.0	
			NW 25	AGIR					٦		~		160.0	
			NE 25	AGIR	160.0 / 3				H	Н			160.0	
			2	AGIR	/ 0.					q	2		160.0	
54	25	M4M	Н	AGIR	/ 0.	-					-		177.0	
			NW 1	AGIR	_						П		160.0	
			NE 1	AGIR	/ 0.0						2		160.0	
			SE 1	AGIR	\				3		Н		160.0	
			SW 1	CI	\								160.0	
Town	of St.	. AlbertNE	rtNE 2	CI	/ 0:						-		160.0	
			SE 2	CI	0.0						П		160.0	
	Andrew Commence of the Commenc													
TOTAL	TOTAL M.D. OF STURGEON	OF STU	JRGEON	GI	7/0.	67	10	(1)	.0	2	9	276.0	992.0	0.09
				AGIR	1777.0 / 79	53		2	10	Н	13		1777.0	
										,				

\*Includes Expansion Area



		Expansion					0.09			38.0	80.0		30.0	)													208.0
ACRES		Undeveloped	150.0	131.0	140.0	134.0		153.0	78.0						74.0	35.0	0.09	70.0	160.0	80.0	155.0	150.0		15.0			470.0
	Ť.	Developed*		11.0	12.0	12.0	134.0		62.0	112.0	160.0	127.0	132.0	100.0						10.0							45.0
		*0×	Н		I	Н	m	1			Н	٦		-					H		Н	٦	H				7 2
S	ACRES	40-80			2				2	-					1		Н			-						,	9 8
OF PARCELS	RANGE IN AC	20-4								7			m			П											٥
NUMBER	SIZE RAN	10-20		Н																H				1	ı		က
4	SI	5-10											n													c	7
		0-5			5	9				ന																c	ב בו
		Acres/Parcels	/ 0.	/ 0.	152.0 / 7	/ 0.	/ 0:	/ 0:	/ 0:	/ 0:	/ 0:	/ 0:	/ 0:	/ 0:	/ 0:	/ 0	/ 0:	/ 0:	/ 0	/ 0:	/ 0:	/ 0	/ 0	/ 0		0 / 0 300	1255.0 / 24
		Zone	AGIR	AGIR	AGIR	AGIR	CI	CI	ID	ID	CI	ID	ID	CI	CI	CI	IS	IS	AGIR	AGIR	AGIR	AGIR	AGIR	AGIR			AGIR
CONA 16)		1/4 Sec.	NE 15	NW 15	SE 15	$\vdash$	-	_	SE 16	_	$\vdash$	-	SE 17	-	7	2	7	7	2	2	7	SW 22	2	2		TOT A T	TOTAL
TRATH		M4M	7																								manufactured manufactured and the second
COUNTY OF STRATHCONA (North of Hwy 16)		RGE.	23																								
COUNT (No		TWP.	53																								00000



SHEET 4

(hattoon Utar's	Chotting of the #16 & 164)				4	NUMBER OF PARCELS	F FARCE	L'S			ACRES	
D	5 O 1 ≥				SI	SIZE RANG	RANGE IN AC	ACRES				
M4M	1/4 Sec.	Zone	Acres/Parcels	0-5	5-10	10-20	20-40	40-80	80 <del>+</del>	Developed*Undeveloped	developed	Expansion
MYEI	N N	12	160.0 / 1						$\vdash$	160.0		160.0
4		4 -							_	158.0		158.0
		7 5							- ا	157 0		157.0
	5 MS	15	\ 0.						<b>-</b> -	0.77		3
	NE 5	CI	158.0 / 1						_	158.0		1
	NW 5	GI	146.0 / 5	Н			3	-		146.0		75.0
	SE 5	CI	/ 0:						7	152.0		
	SW 5	CI	146.0 / 1						Н	146.0		99.0
	NE 6	GI	/ 0	2			H		П	137.0		57.0
	SE 6	CI	/ 0	29	2	7				128.0		
	Dt. W26	CI	/ 0:						7	270.0		
	NE 7	CI	/ 0:					7		79.0		
	SE 7	CI	/ 0:		4	2	٦	Н		111.0		
	NE 8	IS	98.0 / 14	10	3			П		98.0	,	1
	SE 8	GI	/ 0.				4			109.0	24.0	30.0
		CI	\			П	H	Н		100.0		20.0
		GI	135.0 / 1						٦	135.0		80.0
	NE 9	AGIR	\	-					-4	3.0	144.0	
	6 MN	AGIR	26.0 /					2		47.0	79.0	
	SE 9	AGIR	160.0 / 1						٦		160.0	
	6 MS	AGIR	/ 0.	2					-	0.4	153.0	
	TOTAL	15	2268.0 / 78	42	10	7	10	70	<b>o</b>	2244.0	24.0	767.0
	TOTAL	AGIR	590.0 / 8	m						24.0	536.0	

\*Includes Expansion Area



COUNTY OF STRATHCONA	OF ST	RATHC	RATHCONA Highway 16A)				Z	NUMBER O	OF PARCELS	LS			ACORO	
3000	- 1	119711	(W) TOW)				SI	SIZE RANGE IN		ACRES			ACAES	
TWP. R	RGE.	M4M	1/4 Sec.	Zone	Acres/Parcels	05	5-10	10-20		40-80	\$0 <del>+</del>	Developed*	Developed* Undeveloped	Expansion
52	23	M4M	NW 20	AGIR	/ 0.		Н	H	7	-			126.0	
				19	/ 0		7	7	<b>S</b>			117.0	41.0	30.0
				CI	/ 0.	2	2		2	-		90.0	50.0	30.0
			SE 19	CI	154.0 / 1						П		154.0	
			SW 19	GI	\	35						32.0	105.0	
			NW 29	AGIR	160.0 / 1						П		160.0	
				AGIR	\	m		2	1	_		38.0	0.96	
				CI	\		-				-	8.0		
				CI	_	~	1		7			111.0		97.0
			SE 30	IS	\	9	3	7	c			76.0	28.0	25.0
				IS	\	m	7	2	-	-		65.0	38.0	
			NE 31	19:	\	m			2		Н	147.0		120.0
			NW 31	ID	155.0 / 1						П	155.0		5.0
			SE 31	IB	\						7	160.0		160.0
			SW 31	CI	/	2	േ		-	<b>←</b>		138.0		45.0
			NW 32	IS	_	-					-	158.0		156.0
			SW 32	AGIR	/ 0.						H	158.0		158.0
52	24	M4M	NE 36	CI	\	7	2	⊷	2	-		157.0		86.0
				CI	/ 0.	7					-	138.0		78.0
			SE 36	13	\							150.0		130.0
			SW 36	CI	160.0 / 2		٦				7	20.0	140.0	
Sherwood Park	od Par	<b>.</b>	3	19	/ 0.						п		160.0	
			TOTAL	GI	2668.0 / 114	57	16	7	20	4	10	1722.0	716.0	962.0
				AGTR	/	-	_	(%	~	0	0	196.0	322 0	158 0



### INDUSTRIAL PARCEL COUNT METROPOLITAN EDMONTON (beyond City Limits)

# SUMMARY OF TOTAL UNDEVELOPED INDUSTRIAL LAND

TABLE II

CI 762.0 / 31 8 9 2 4 6 5 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	NODTHEET TABLETAI				NUMBER OF		UNDEVELOPED PARCELS	(0	
nd         Cone         Acres/Parcels         0-5         5-10         10-20         20-40         40-80           nd         GI         762.0 / 31         8         9         2         4         5           AGIR         1777.0 / 79         15         3         3         3         3         2           rt         GI         320.0 / 2         15         2         2         10         1           AGIR         1777.0 / 79         53         12         5         7         7           sthcone)         4         470.0 / 6         5         1         1         4           \$16         GI         24.0 / 11         1         1         4           \$16         GI         24.0 / 1         1         2         5         10         1           \$16         GI         24.0 / 1         1         1         4         4           \$16         GI         24.0 / 1         2         1         2         5           \$16         GI         22.0 / 4         2         1         2         5           \$1         2         3         2         2         4         5	NORTHWEST INDOSINIAL				SIZ	RANGE			
rt GI 762.0 / 31 8 9 2 4 5 5  AGIR 1777.0 / 79 53 - 2 10 1  rt GI 320.0 / 2  GI 320.0 / 2  AGIR 1777.0 / 79 53 12 5 10 1  AGIR 1777.0 / 79 53 12 5 10 1  AGIR 1210.0 / 11  \$\$\frac{4}{1}6 \times 16	Location	Zone	Acres/Parcels	0-5	5-10	10-20	20-40	08-07	80+
Tet GI 672.0 / 29 15 3 3 3 3 2 2 10 11 11 11 11 11 11 11 11 11 11 11 11	County of Parkland	IĐ	_	00	6	2	7	50	m
GI 320.0 / 2  AGIR 1754.0 / 62  AGIR 1777.0 / 79  AGIR 24.0 / 11  A GI 716.0 / 37  AGIR 322.0 / 8  AGIR 2070.0 / 44  AGIR 322.0 / 8  AGIR 2070.0 / 44  AGIR 2070.0 / 44  AGIR 322.0 / 8  AGIR 2070.0 / 44  AGIR 2070.0 / 44  AGIR 2070.0 / 23  AGIR 2070.0 / 44  AGIR 2070.0 / 23  AGIR 20	M.D. of Sturgeon	GI	_ \	15	m !	m 71	3 10	7 1	13
GI 1754.0 / 62 23 12 5 7 7 7 7 7 9 904)  OUG)  GI 470.0 / 6 4 AGIR 1210.0 / 11  A GI 716.0 / 37  GI 716.0 / 37  AGIR 22070.0 / 23  GI 1210.0 / 44  AGIR 2070.0 / 23  GI 1210.0 / 44	Town of St. Albert	19	\						7
GI 470.0 / 6	TOTAL NORTHWEST INDUSTRIAL AREA	GI AGIR		23	12	20.02	7 10	7	13
GI 470.0 / 6 AGIR 1210.0 / 11  6 16A GI 24.0 / 1 AGIR 536.0 / 4  CI 716.0 / 37 AGIR 322.0 / 8  CI 1210.0 / 44 CI 25 1  CI 22070.0 / 23  CI 220	SOUTHEAST INDUSTRIAL (County of Strathcona)								
GI 24.0 / 1 AGIR 536.0 / 4 GI 716.0 / 37 26 1 2 5 AGIR 322.0 / 8 1 2 5 1 1210.0 / 44 26 1 2 7 4 AGIR 2070.0 / 23 2 3 5 1	North of Highway #16	GI				₽—4	1	477	H 00
GI 716.0 / 37 26 1 2 5 5 2 AGIR 322.0 / 8 1 26 1 1 2 5 5 2 4 4 4 26 1 2 5 7 4 4 AGIR 2070.0 / 23 2 3 5 5	Between Highway #16 & 16A	GI AGIR						H	m
GI 1210.0 / 44 26 1 2 7 4 AGIR 2070.0 / 23 1 5	South of Highway #16A	GI AGIR		26	-	7.7	νm	8	еч.
	TOTAL SOUTHEAST INDUSTRIAL AREA	GIAGIR		26	пп	8 8	3	42	12



### NORTHWEST INDUSTRIAL AREA

SHEET 1

S		1 & P	×	×	×	×	×	×	×				×	×			
RVICE		Gas El	×	×	×	×	×		×				×	×			
ADJACENT SERVICES		Sewer															
ADJA		Water S												×			
S		\$0 <del>+</del>				Н		2									3
PARCEL	KES	40-80			٦		-		2				٦				5
ELOPED	IN ACE	20-40	н	2										-			7
NUMBER OF UNDEVELOPED PARCELS	SIZE RANGE IN ACRES	5-10 10-20 20-40 40-80					2										2
MBER O	SIZ	5-10					٦						$\infty$				6
NU		0-5											7	-4			00
,		Acres/Parcels	28.0 / 1	45.0 / 2	40.0 / 1	\	_	160.0 / 2	\				114.0 / 16	/			762.0 / 31
		Zone	GI	GI	CI	CI	ID	ID	IĐ	CI	GI	CI	GI	GI	CI		EI
E		1/4 Sec.	SE 12		NW 7	SE 7	SW 7	NE 6	NW 6			NW 21					TOTAL
ARKT.AN		M4M	M4M	M4M												4 6	
COUNTY OF PARKLAND		RGE.	26	25													
E		TWP.	m	53													



### NORTHWEST INDUSTRIAL AREA

## UNDEVELOPED INDUSTRIAL PARCEL COUNT

SHEET 2

Sec. Zone Acres/Parcels 0-5 5-10 10-20 20-40 40-80 80+ Water Sewer Gas 22 GI 155.0 / 18 14 3 1	M.D. OF STURGEON (North of 120 Ave.	. & West	of 127	St.)	Z	NUMBER OF	OF UNDE	UNDEVELOPED	PARCELS	s,	ADJ	ADJACENT SERVICES	ERVIC	S
14 GI 86.0 / 18 14 3 1	M4M	14	Zone	cres/P	0-5	SI 5-10		IN 20-4	RES 40-80	80+	Water	Sewer	Gas	EL&P
SW 23 GI 155.0 / 1 SE 22 GI 120.0 / 5 NW 22 GI 140.0 / 3 NW 32 GI 11.0 / 1 NW 36 AGTR 160.0 / 56 SE 36 AGTR 160.0 / 2 NW 25 AGTR 160.0 / 2 NW 27 AGTR 160.0 / 2 NW 28 AGTR 160.0 / 2 NW 29 AGTR 160.0 / 2 NW 20 AGTR 160.0 / 3 NW 20 AGTR 160.0 / 2 NW 20 AGTR 160.0 / 3 NW 20 AGTR 160.0	M4M		IĐ	_	14	m	Н				×		×	×
SE 22 GI 120.0 / 5 1 1 2 1 2 1			IĐ	_						-	×		×	×
NE 22 GI 140.0 / 3  NW 22 GI 11.0 / 1  NW 22 GI 11.0 / 1  NW 36 AGIR 160.0 / 56 52 2  NW 36 AGIR 160.0 / 4  SE 36 AGIR 160.0 / 2  NW 25 AGIR 160.0 / 2  NW 26 AGIR 160.0 / 2  NW 27 AGIR 160.0 / 2  NW 28 AGIR 160.0 / 2  NW 29 AGIR 160.0 / 2  NW 1 AGIR 160.0 / 1  NE 1 AGIR 160.0 / 4  SE 1 AGIR 160.0 / 4  SE 1 AGIR 160.0 / 4  SE 2 GI 160.0 / 1  NE 2 GI 160.0 / 1  SE 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3			CI	_	<b>н</b>		٦	R	(j				×	×
NW 22 GI			CI	/ 0.										
SW 25 GT 11.0 / 1			IS					post,	Secure]	parel			×	×
NW 36 AGTR 160.0 / 56 52 2 2 3 1			19				П				×		×	×
NE 36 AGTR 160.0 / 4  SW 36 AGTR 160.0 / 2  SE 36 AGTR 160.0 / 2  NW 25 AGTR 160.0 / 2  NW 25 AGTR 160.0 / 2  NW 23 AGTR 160.0 / 2  NW 23 AGTR 160.0 / 2  NW 1 AGTR 160.0 / 2  NW 1 AGTR 160.0 / 1  NW 1 AGTR 160.0 / 1  NW 1 AGTR 160.0 / 1  SE 1 AGTR 160.0 / 4  SW 1 GT 160.0 / 1  SW 2 GT 160.0 / 1  SW 2 GT 160.0 / 1  SW 3 3 3 3 3 3  GEON GT 992.0 / 29 15 3 3 3 3 2 3			AGIR	\	52		2	2			_		×	×
SW 36 AGIR 160.0 / 2  SE 36 AGIR 160.0 / 1  NW 25 AGIR 160.0 / 2  NW 25 AGIR 160.0 / 2  NW 23 AGIR 160.0 / 2  SM 1 AGIR 160.0 / 2  SW 1 GI 160.0 / 1  NE 2 GI 160.0 / 1  SE 3 3 3 3 2 3  CEON GI 992.0 / 29 15 3 3 3 3 2 3			AGIR	/ 0				3		٦			×	×
SE 36 AGIR 160.0 / 1  NW 25 AGIR 160.0 / 2  NE 25 AGIR 160.0 / 2  NW 23 AGIR 160.0 / 2  SM 12 AGIR 160.0 / 2  NW 1 AGIR 160.0 / 1  NE 1 AGIR 160.0 / 4  SW 1 GI 160.0 / 1  NE 2 GI 160.0 / 1  SE 3 3 3 3 2 3  GEON GI 992.0 / 29 15 3 3 3 2 3			AGIR	/ 0						2			×	×
NW 25 AGIR 160.0 / 2  NE 25 AGIR 160.0 / 3  NW 23 AGIR 160.0 / 2  Sy 12 AGIR 160.0 / 2  NW 1 AGIR 160.0 / 1  NE 1 AGIR 160.0 / 4  SE 1 AGIR 160.0 / 1  SE 2 GI 160.0 / 1  SE 3 3 3 2 3  GEON GI 992.0 / 29 15 3 3 3 2 3			AGIR	_						ref				×
NE 25 AGIR 160.0 / 3  NW 23 AGIR 160.0 / 2  Style 12 AGIR 160.0 / 2  NW 1 AGIR 160.0 / 1  NE 1 AGIR 160.0 / 4  SE 1 AGIR 160.0 / 1  SE 2 GI 160.0 / 1  SE 2 GI 160.0 / 1  SE 2 GI 15 3 3 3 2 3  GEON GI 992.0 / 29 15 3 3 3 2 3			AGIR	\ 0					٦	r-d	×		×	
NW 23 AGIR 160.0 / 2 1  Style agir 177.0 / 2 1  NW 1 AGIR 160.0 / 1  NE 1 AGIR 160.0 / 4  SE 1 AGIR 160.0 / 1  NE 2 GI 160.0 / 1  SE 2 GI 160.0 / 1  SE 2 GI 15 3 3 3 2 3  GEON GI 992.0 / 29 15 3 3 3 2 3			AGIR	_				Н	-	H				×
S½ 12 AGIR 177.0 / 2 1  NW 1 AGIR 160.0 / 1  NE 1 AGIR 160.0 / 2  SE 1 AGIR 160.0 / 4  SW 1 GI 160.0 / 1  SE 2 GI 160.0 / 1  SE 2 GI 150.0 / 1  SE 3 3 3 2 3  GEON GI 992.0 / 29 15 3 3 3 2 3			AGIR	_						2				×
NW 1 AGIR 160.0 / 1  NE 1 AGIR 160.0 / 2  SE 1 AGIR 160.0 / 4  SW 1 GI 160.0 / 1  NE 2 GI 160.0 / 1  SE 2 GI 160.0 / 1  SE 2 GI 15 3 3 3 2 3  GEON GI 992.0 / 29 15 3 3 3 2 3	M4M		AGIR	\						Н				
NE 1 AGIR 160.0 / 2  SE 1 AGIR 160.0 / 4  SW 1 GI 160.0 / 1  NE 2 GI 160.0 / 1  SE 2 GI 160.0 / 1  SE 2 GI 15 3 3 3 2 3  GEON GI 992.0 / 29 15 3 3 3 2 3			AGIR	/ 0						Н				
SE 1 AGIR 160.0 / 4  SW 1 GI 160.0 / 1  NE 2 GI 160.0 / 1  SE 2 GI 160.0 / 1  GEON GI 992.0 / 29 15 3 3 3 2 3			AGIR	\						2				×
SW 1 GI 160.0 / 1  NE 2 GI 160.0 / 1  SE 2 GI 160.0 / 1  GEON GI 992.0 / 29 15 3 3 3 2			AGIR	\					m				×	×
NE 2 GI 160.0 / 1 SE 2 GI 160.0 / 1 GEON GI 992.0 / 29 15 3 3 3 2			CI	\						Н				
SE 2 GI 160.0 / 1  GEON GI 992.0 / 29 15 3 3 2	q		CI	/										
GI 992.0 / 29 15 3 3 2		SE	CI	/ 0						-	1		11	
	ST	URGEON	IS		15	60	m c	w C	7 -	6 5				



### SOUTHEAST INDUSTRIAL AREA

SHEET 3

		-																						Ti.		_	
AD TACENT CERUICES		Water Sewer Gas El & P	×	×	×	×	à	<b>₩</b> >	× ×					×		×		×			×	×					
(0		80 <del>+</del>	-			1	P	-									,	·	٠ ,	٠ ,	<b>⊣</b> ;	<b>~</b>			1	00	
PARCEL	ES	40-80			2			,	<b>-</b>					П	,	prof   1	<b>-</b>								4	2	
TOPED	IN ACR	20-40													<del></del> 1										post	1	
NUMBER OF UNDEVELOPED PARCELS	SIZE RANGE IN ACRES	10-20																					Н			1	
BER OF	SIZE	5-10 1																									
NUN		05																									
		Acres/Parcels	_	_	140.0 / 2	\		\	78.0 / 1					_	35.0 / 1	60.0 / 1	70.0 / 1	/ 0.	/ 0.0	/ 0.	/ 0.	\	/ 0:		7 0 0 7	1210.0 / 11	
		Zone	AGIR	AGIR	AGIR	AGIR		CI	GI					CI	CI	CI	ID	AGIR	AGIR	AGIR	AGIR	AGIR	AGIR		10	AGIR	
SONA	(north of Highway 16)	1/4 Sec.	NE 15			SW 15			SE 16	SW 16	NE 17	NW 17	SE 17	SE 20		SE 21	SW 21	NE 22	NW 22	SE 22	SW 22		SW 27		TA HOH	101	
TRATHC	High	M4M	H 9th																								
COUNTY OF STRATHCONA	orth of	RGE.	23	)																							
COUNT	ou)	TWP.	53	)																							



### SOUTHEAST INDUSTRIAL AREA

SHEET 4

ADJACENT SERVICES		Water Sewer Gas El & P	× × × × × × × × × × × × × ×
NUMBER OF UNDEVELOPED PARCELS	SIZE RANGE IN ACRES	+08 08-	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
		Acres/Parcels	24.0 / 1 144.0 / 1 79.0 / 1 160.0 / 1 153.0 / 1 24.0 / 1
	7	Zone	GI AGIR AGIR AGIR AGIR AGIR
CONA	(between Highway 16 & 16A)	W4M 1/4 Sec.	SE 8 NE 9 NW 9 SE 9 SW 9 TOTAL
COUNTY OF STRATHCONA	Highw		W4M
Y OF	tween	RGE.	23
LNDC	(pe	TWP.	53



### SOUTHEAST INDUSTRIAL AREA

SHRET 5

									-						
CES		E1 & P	×	×	×	×	×	×	×	×	×	×	×		
SERVI		Gas	×	×	×	×	×		×		×	×	×		
ADJACENT SERVICES		Sewer											×		
<b>A</b>		Water										×			
S		\$0 <del>+</del>				Н		Н				-	-	m	-
NUMBER OF UNDEVELOPED PARCELS	RES		н						H						2
VELOPED	SIZE RANGE IN ACRES	5-10 10-20 20-40 40-80	2	٦	2				7		1			S	m
OF UNDE	ZE RANG	10-20	-	-							Н			2	П
MBER	SI	5-10	H								Н			П	
N		0-5					26							26	
		Acres/Parcels	126.0 / 5	41.0 / 2	50.0 / 2	154.0 / 1	105.0 / 26	160.0 / 1	96.0 / 2	28.0 / 1	38.0 / 3	140.0 / 1	160.0 / 1	716.0 / 37	322.0 / 8
		Zone	AGIR	GI	ID	CI	CI	AGIR	AGIR	CI	CI	CI	19	ID	AGIR
UNITY OF STRATHCONA	( ( m	1/4 Sec.	1	NE 19		SE 19	SW 19	NW 29		SE 30	SW 30	SW 36	NE 33	TOTAL	
COUNTY OF STRATHCONA	0	M4M	M4M										ark		
Y OF		RGE.	23										Sherwood Park		
COUNT		TWP.	52										Sherw		



### SUMMARY

### TOTAL INDUSTRIAL ZONED LAND

Includes land zoned "General Industrial" and lands zoned
"Agriculture General Industrial Reserve" under the Preliminary
Regional Plan - Metropolitan Part.

There is within the study area approximately 13,000 acres of industrial zoned land, 66 2/3% of which is located within the southeast industrial area and 33 1/3% in the northwest area.

### GENERAL INDUSTRIAL ZONED LAND

The total acreage zoned "General Industrial" is approximately 9,000 acres, 66 2/3% of which lies within the southeast industrial area and 33 1/3% in the northwest area.

### AGRICULTURE-GENERAL INDUSTRIAL RESERVE

The 4000 acres (approximately) zoned "Agriculture-General Industrial Reserve" are evenly divided between the two industrial areas with the slightly greater total lying within the southeast industrial area.

### UNDEVELOPED INDUSTRIAL LAND

The undeveloped industrial land within the study area totals 6800 acres and is divided equally between the two industrial areas. Approximately 3,000 acres are zoned "General Industrial" about 1200 acres or 40% of land in this zone lies within the southeast industrial area.

The remaining 3800 acres of undeveloped industrial land are zoned 'Agriculture - General Industrial Reserve'. Approximately 2,100 acres of this industrial reserve is located within the southeast industrial area.

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Andrew Made Alexander (1997)

### CITY INDUSTRIAL LOT COUNT

### SYNOPSIS

The City Planning Department, at the request of their industrial development department, has established an annual industrial lot count in order to evaluate the yearly additional land requirements needed for industrial expansion within the industrial zones of the city.

Table III in part is a summary of the vacant "serviced" and "partially serviced" industrial land within the city of Edmonton as prepared by that department for the period ending October 31, 1972. "Serviced" vacant land is defined as that land which includes water, sewer, major power lines, pavement and curbs. "Partially serviced" vacant land is that land which includes one or more of these services.

industrial land within the City therefore in order to make a comparison with the area beyond the city and within the metropolitan area, an estimation of the total industrially zoned land within the city has been made. This total approximates 11,200 acres, 2500 acres of which is zoned Agriculture-General Industrial Reserve lying wholly within the southeast industrial sector. The remaining 8,700 acres are zoned General Industrial and are divided between southeast, northwest and northeast industrial sectors.

More specifically, 4,200 acres lie within the southeast sector; 3,200 acres lie within the northwest sector and the remaining approximately 1,300 acres lie within the northeast industrial sector of the City.

Section Property

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The total serviced and partially serviced industrial land vacant as at October 31, 1972 was approximately 598 acres. Of this total, 385 acres were serviced and approximately 90 acres were under the City of Edmonton ownership. Some 95 acres of serviced and partially serviced municipal land is committed to freeway proposals, replotting schemes and other municipal purposes and is not available for development.

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SUMMARY OF TOTAL INDUSTRIAL LAND, CITY OF EDMONTON, OCTOBER 31, 1972

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F

Area		Total Vacant	City Owned	Total Vacant	City Owned Vacant	During
COMO PO MONTH PROMICE	Zone	Serviced	Vacant Serviced Acres	Partly Serviced Acres	Partly Serviced Acres	Oct. 1971 to Oct. 19/2 Acres
Y C Y X X X X X X X X X X X X X X X X X	M	27.7	7.3	4.9	6.4	4.1
	M2	56.9	10.2	47.3	2.3	63.8
	M3	22.1	1	7.5	I	8.5
	AGMR1	7.0	7.0	10.5	ı	9
Sub-Total		113.7±	24.5	71.7±	8.7±	76.4±
NORTHFAST SECTOR	M	1	1	1	1	ı
	M2	6.7	ı	1		5.3
	M3	19.2	11.5	19.7	19.7	ī
	AGMR1	25.3	ı	9.5	ş	6.5
Sub-Total		51.2‡	11.5	20.2	19.7±	11.8±
SOUTHEAST SECTOR	M	72.2	21.1	5.1	3.4	16.9
	M2	86.4	28.7	e.	ı	41.6
	M3	49.2	3.5	3.0	1	4.3
	AGMR1	12.8	t	104.4	1	12.0
Sub-Total		220.6±	53.3±	112.8	3.4#	14.8±
TOTAL		385.5‡	89.3‡	213.7±	31.8‡	163.0≠



